

**Audi**

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**From:** Victor Moneypenny [vm@myccorp.com]  
**Sent:** Tuesday, July 03, 2012 10:42 AM  
**To:** rgeltzer@epitrustee.com  
**Subject:** Estella Brizinova

Bob:

Pursuant with your request, I have researched, evaluated and inspected the following real property in connection with the subject bankruptcy matter 65 Mayberry Promenade, Staten Island, N.Y. 10312 (the "Property"). The Property is designated in Richmond County as legal block 5421, legal lot 34.

The Property is two (2) story, single (1) family residence containing approximately 1,614 square feet of living space situated on a 2,438 sq. ft. lot.

After researching the Property and comparing it with similar properties recently sold in the immediate area within the past six (6) months, I value the Property to be in the \$325,000 to \$340,000 range.

If you should have any questions or require additional information please do not hesitate to contact me.

Best regards,  
Victor

*Victor M. Moneypenny*  
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Auctioneers, Liquidators, Appraisers, Real Estate Brokerage & Management Firm  
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**FINANCE  
NEW YORK**  
THE CITY OF NEW YORK  
DEPARTMENT OF FINANCE

Date: 2/28/2012

Estella Brizinova  
65 Mayberry Promenade  
Staten Island, NY 10312

**Revision Notice 2012/2013**

**Regarding:**

**Borough:** 5  
**Block:** 5421 **Lot:** 34

Dear Taxpayer:

The valuation and/or classification of this property has been reviewed. During our review, we found that the original valuation and/or classification for the above stated tax year was erroneous, and changed it as shown below:

**Original Building Class:** A5  
**Original Tax Class:** 1

**Final Building Class:** A5  
**Final Tax Class:** 1

	<b>Prior</b>	<b>Change</b>	<b>Revised</b>
<b>Market Value:</b>	\$515,000	(\$38,000)	\$477,000
<b>Actual Assessed Value:</b>	\$23,500	\$0	\$23,500
<b>Actual Exemption:</b>	\$1,740	\$0	\$1,740
<b>Transitional Assessed Value</b>	\$23,500	\$0	\$23,500
<b>Transitional Exemption:</b>	\$1,740	\$0	\$1,740
<b>Taxable Value:</b>	\$21,760	\$0	\$21,760

The Department of Finance adjusts values annually in our commitment to assure an accurate and equitable assessment roll.

If you have specific questions about this notice, please contact the Property Division's Borough Offices through our web site: [nyc.gov/contactassessors](http://nyc.gov/contactassessors) or call 311 and inform the operator you have a valuation policy question.

Homes (/homes/for\_sale/) Rentals (/homes/for\_rent/) Mortgage Rates (/mortgage-rates/) Advice (<http://www.zillow.com/advice/>)

Find a Pro (<http://www.zillow.com/directory/Ellingville-New-York-NY/real-estate-agents/>)

Local Info ([http://www.zillow.com/local-info/NY-New-York/Ellingville/r\\_273653/](http://www.zillow.com/local-info/NY-New-York/Ellingville/r_273653/)) Blogs (<http://www.zillow.com/blog/>) More ▾

Pros ▾ Mobile (/mobile/)

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Location: City, State, or ZIP

New York (/ny/) New York (/new-york-ny/) Staten Island (/staten-island-new-york-ny/) Ellingville (/ellingville-staten-island-new-york-ny/)

Views: 63

## 65 Mayberry Promenade

Staten Island, NY 10312

See alternate address

### Not for Sale

Zestimate \$408,153

Rent Zestimate \$2,049/mo

Est. Mortgage \$1,417/mo

See current rates on Zillow (/mortgage-rates/?loantype=Refinance&nd=43)

View your 2012 Credit Score instantly for \$0

Beds: --

Baths: --

Sqft: 1,614

Lot: 2,438 sq ft / 0.06 acres

Type: Single Family

Year built: 1975

Parking: --

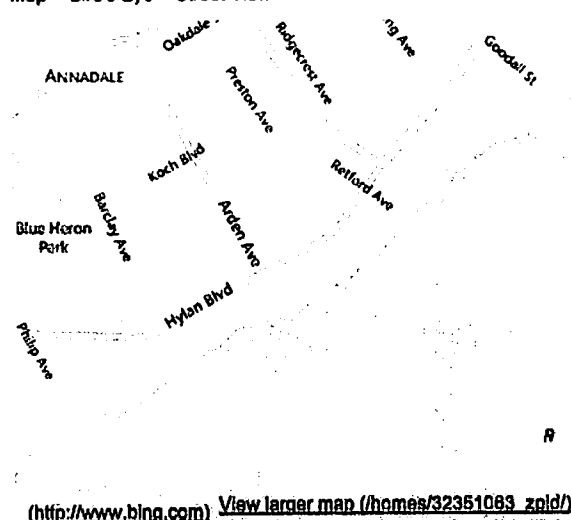
Cooling: --

Heating: --

Fireplace: --

More facts

Map Bird's Eye Street View



Description from Zillow: This is a 1614 square foot, single family home. It is located at 65 Mayberry Promenade Staten Island, New York. This home is in the New York City Geographic District #31 School District. The nearest schools are PS 55 Henry M. Boehm School, IS 24 Myra S. Barnes Intermediate School and Tottenville High School - HS 455.

## Contact a local agent

Get advice about selling this home.



**Becky Chum**  
(/profile/Becky-Chum/)

(no reviews (/reviews/wrote?as=X1-ZUz8r30mpfwky1\_31kcj))  
Call: (917) 200-0127



**Giovanna Cardinale**  
(/profile/GIOGIUCARD/)

(4 reviews (/profile/GIOGIUCARD/Reviews/))  
Call: (347) 227-2085



**Gaetano Marasa**  
(/profile/gmarasa/)

(9 reviews (/profile/gmarasa/Reviews/))  
Call: (718) 979-3400

Your Name

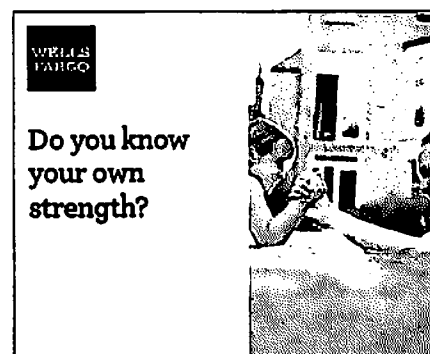
Phone

Email Address

I would like advice about selling my home at 65 Mayberry Promenade, Staten Island, NY 10312.

Contact Agent

Learn how to appear in this list



Claim this home (/claiming/ClaimProperty.htm?cid=1350070107689&zpid=32351063)

Save this home (/myzillow/UpdateFavorites.htm?zpid=32351063&operation=add&ajax=false) Get updates

Zestimates

Email more ▾

	Value	Range	30-day change	\$/sqft	Last updated
<b>Zestimate</b>	<b>\$408,153</b>	<b>\$327K – \$494K</b>	<b>-\$8,735</b>	<b>\$252</b>	<b>10/11/2012</b>
<b>Rent Zestimate</b>	<b>\$2,049/mo</b>	<b>\$1.6K – \$3.4K/mo</b>	<b>-\$10</b>	<b>\$1.27</b>	<b>10/08/2012</b>
<b>Owner Estimate</b>	Post your own estimate ( <a href="http://www.zillow.com/claiming/ClaimProperty.htm?cid=1350070107689&amp;zpid=32351063">http://www.zillow.com/claiming/ClaimProperty.htm?cid=1350070107689&amp;zpid=32351063</a> )				

Zestimate Rent Zestimate more

1 year 5 years 10 years

This home --

Ellingville --

New York --